



Entered on Docket
April 22, 2010

A handwritten signature in black ink, reading "Bruce A. Markell".

Hon. Bruce A. Markell
United States Bankruptcy Judge

IHAB T. OMAR, ESQ.
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UNITED STATES BANKRUPTCY COURT
CLARK COUNTY NEVADA

In Re: EDWIN E. GUZMAN

Debtors,

Case No.: BK-09-33030-BAM

DATE: February 25, 2010
TIME: 2:30 p.m.

**ORDER ON MOTION TO VALUE COLLATERAL, "STRIP OFF" AND
MODIFY RIGHTS OF COUNTRYWIDE HOME LENDING, ITS SUCCESSORS
AND/OR ASSIGNS PURSUANT TO 11 USC §506 (a) AND §1322**

Debtor(s), EDWIN E. GUZMAN, MOTION TO VALUE COLLATERAL, "STRIP
OFF" AND MODIFY RIGHTS OF COUNTRYWIDE HOME LENDING, ITS SUCCESSORS
AND/OR ASSIGNS PURSUANT TO 11 USC §506 (a) AND §1322, having come on regularly
for hearing on February 25, 2010, with Gary S. Fink, Esq. appearing on behalf of the Debtor(s),
and pursuant to notice duly given, no opposition having been filed, and the Court having

1 considered the matter, reviewed the file herein and being otherwise fully advised in premises,
2 and no opposition having been filed, and good cause appearing,

3 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that, pursuant to 11 U.S.C.
4 Section 506(a), COUNTRYWIDE HOME LENDING, ITS SUCCESSORS AND/OR
5 ASSIGNS lien(s) on the Debtor's residence located at 4377 Mesa Hill Drive Las Vegas,
6 Nevada 89147, is extinguished and reclassified as a wholly unsecured claim.
7

8 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that said unsecured claim
9 shall be paid pro rata with other general unsecured creditors in accordance with Debtors'
10 Chapter 13 Plan.

11 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Proof of Claim
12 filed by Creditor should be deemed as unsecured.
13

14 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that COUNTRYWIDE
15 HOME LENDING, ITS SUCCESSORS AND/OR ASSIGNS shall retain its lien on the real
16 property located at 4377 Mesa Hill Drive Las Vegas, Nevada 89147 until such time as the
17 Debtor has completed his Chapter 13 Plan and received a discharge of his obligations.
18

19 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that in the event the
20 instant Chapter 13 matter is Dismissed or Converted to a Chapter 7 the instant order shall be
21 vacated.

22 Dated this 25th day of February, 2010.
23

24
25 Law Offices of Ihab T. Omar

/s/ Ihab T. Omar, Esq. _____
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Attorney(s) for Debtor(s)

1 Approved/Disapproved

2
3 KATHLEEN LEAVITT
4 Chapter 13 Trustee

5 **ALTERNATIVE METHOD RE: RULE 9021**

6
7 In accordance with LR 9021, counsel submitting this document certifies as follow
8 (check one):

9 ☐ The court has waived the requirement of approval under LR 9021.

10 ☐ No parties appeared or filed written objections, and there is no trustee appointed in the
11 case.

12
13 ☒ I have delivered a copy of this proposed order to all counsel who appeared at the hearing,
14 any unrepresented parties who appeared at the hearing, and any trustee appointed in this case,
15 and each has approved or disapproved the order, or failed to respond, as indicated below.

16 Kathleen Leavitt, Chapter 13 Trustee
17 201 Las Vegas Blvd., South, Suite 200
18 Las Vegas, NV 89101

19 ☒ Failed to respond.

20
21 Law Offices of Ihab T. Omar

21 /s/ Ihab T. Omar, Esq.
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